



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-057

Data Relative to Subject Property: _____

Date: _____

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RECEIVED

MAR 20 2024

Location address: 3111 W. Ledbetter Dr. Zoning District: R-10

Lot No.: 10A-R Block No.: A10041 Acreage: 2.536 Census Tract: _____

BY: _____

Street Frontage (in Feet): 1) 150' 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): HUP Dallas LLC.

Applicant: Camilo Duarte Telephone: 214-803-2078

Mailing Address: 1222 Willow Glen Dr. Zip Code: 75232

E-mail Address: duarte_camilo@yahoo.com

Represented by: Kathy E Yee Telephone: 214 687 7811

Mailing Address: 1618 Lanford Ave Zip Code: 75224

E-mail Address: kathy.yee.1030@yahoo.com

Affirm that an appeal has been made for a Variance _____ or Special Exception of _____

install 6ft masonry/iron fence on edge of property line

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

deter theft security

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me the undersigned on this day personally appeared Camilo Duarte

(Affiant/Applicant's name printed)

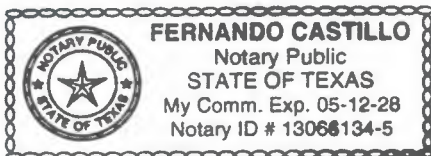
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

Respectfully submitted Camilo Duarte

(Affiant/Applicant's signature)

Subscribed and sworn to before me this 21st day of December, 2024

[Signature]
Notary Public in and for Dallas County, Texas





AFFIDAVIT

Appeal number: BDA 245-054

I, HVP Dallas LLC, Owner of the subject property
(Owner or "Grantor" of property as it appears on the Warranty Deed)

at: 3111 W. Ledbetter Dr. Dallas TX 75233
(Address of property as stated on application)

Authorize: Camilo Duarte
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Install ^{off key} Iron Masonary fence at edge of property line.

CINDY SAWTOY
Print name of property owner or registered agent

[Signature]
Signature of property owner or registered agent

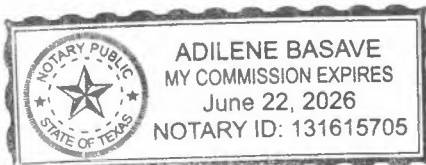
agent Date 01/17/2005

Before me, the undersigned, on this day personally appeared

Who on his/her oath certifies that the above statements are true and correct to his/her best

knowledge. Subscribed and sworn to before me this 17 day of

January, 2005.



[Signature] Commission expires on June 22, 2026

ArcGIS Web Map



2/24/2025, 11:19 11 AM

1:5,062



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BDA-245-054

STOPPED
 590-96
 ANNEXED JUNE 10 1952 ORD. NO. 5486
 ANNEXED JUNE 27 1945 ORD. NO. 3649 (200' FT. STRIP NORTH OF LEDBETTER DRIVE)
 SURVEY THOMAS LANGLEY ABST. 779

CITY OF DALLAS PLAT BOOKS

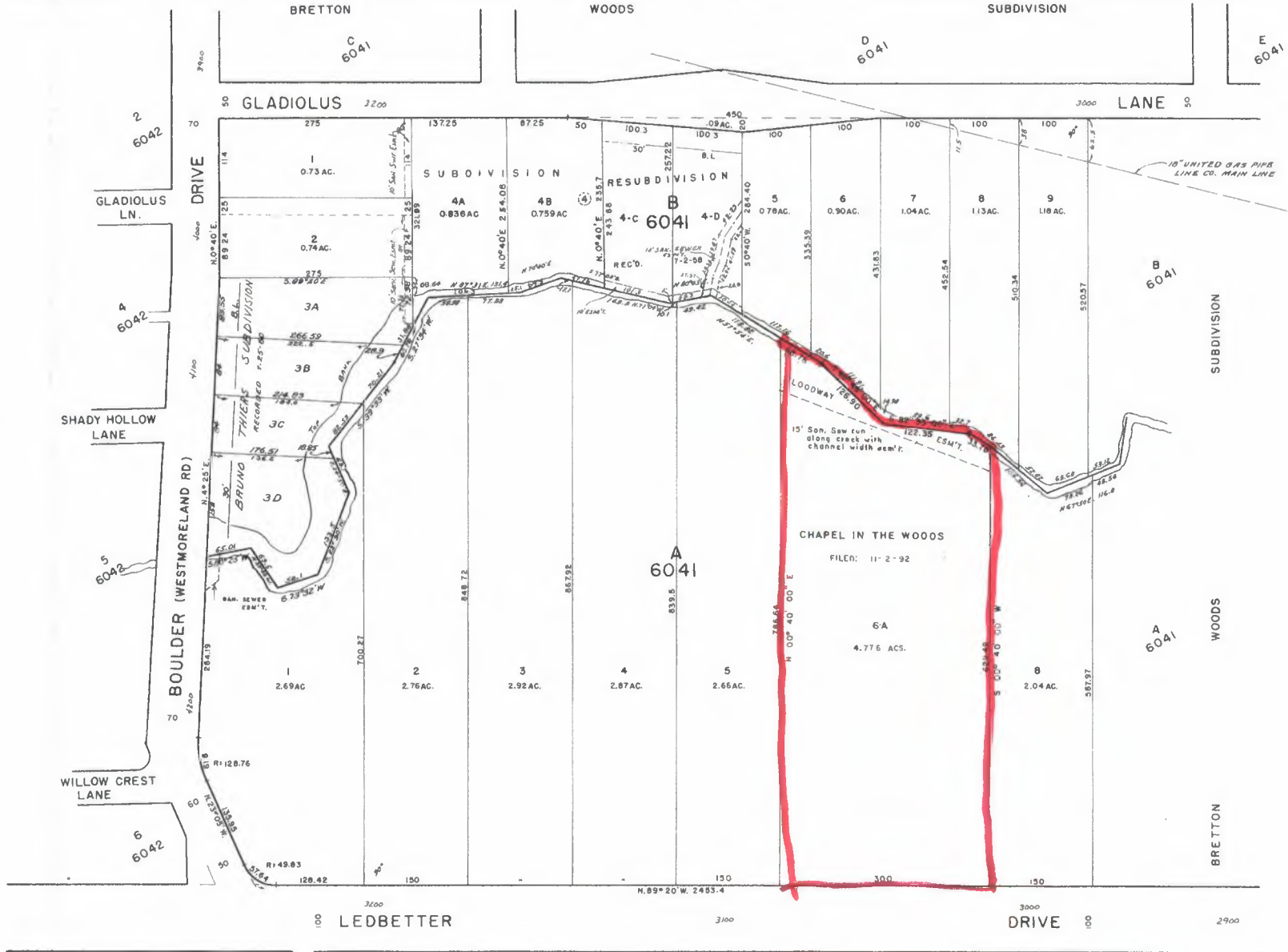
ADDITION BRETTON WOODS SUBDIVISION (PART)

BLOCKS A & B (PART) 6041

SCALE 100 FT. EQUALS 1 INCH

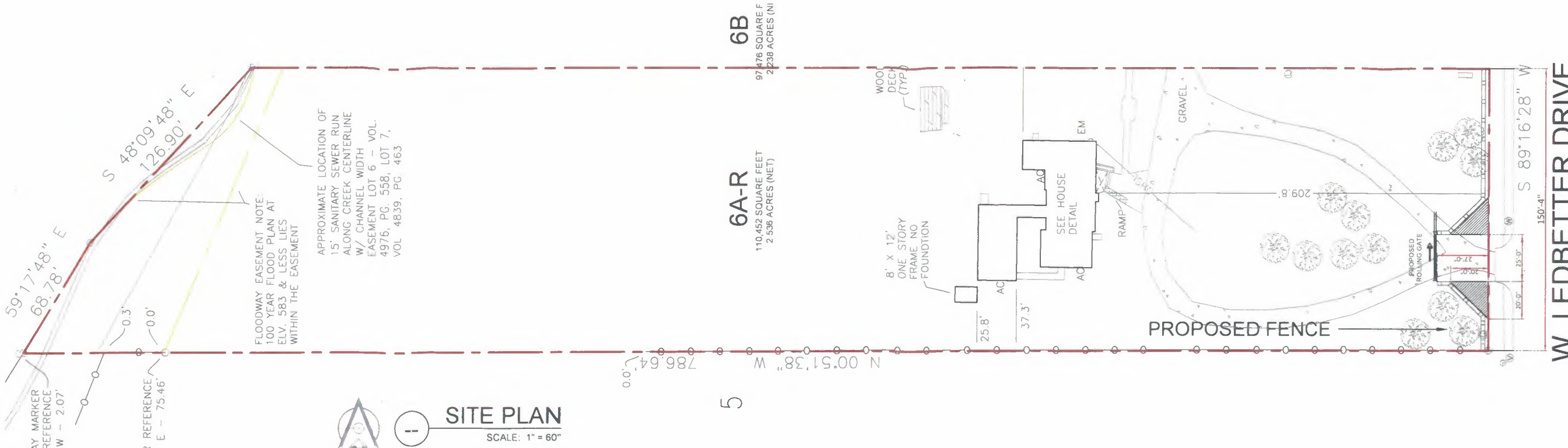
SCHOOL DIST. DALLAS

RECORDED 3-30-45



OLD HICKORY WOODLANDS ADDITION

BDA 245-054



FLOODWAY EASEMENT NOTE:
100 YEAR FLOOD PLAN AT
ELEV. 58.3 & LESS LIES
WITHIN THE EASEMENT

APPROXIMATE LOCATION OF
15' SANITARY SEWER RUN
ALONG CREEK CENTERLINE
W/ CHANNEL WIDTH
EASEMENT LOT 6 - VOL.
4976, PG. 558, LOT 7,
VOL 4839, PG. 463

MONUMENT FLOODWAY MARKER
FOUND FOR REFERENCE
N 03°42'35" W - 2.07'

1/2" IRF FOR REFERENCE
S 01°21'19" E - 75.46'



SITE PLAN
SCALE: 1" = 60'

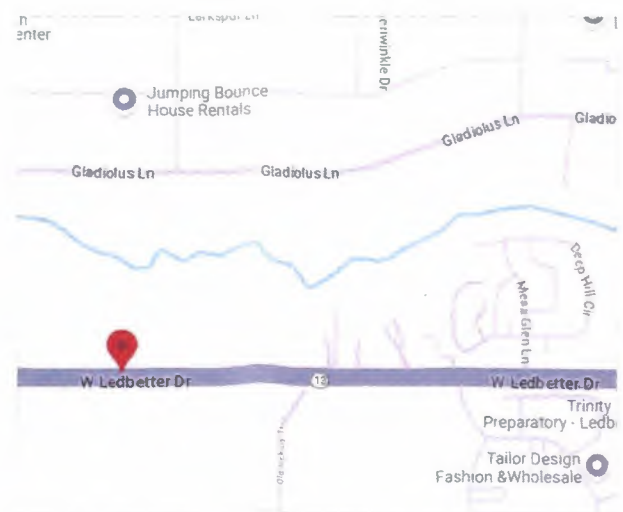
5

LEGEND/SYMBOL

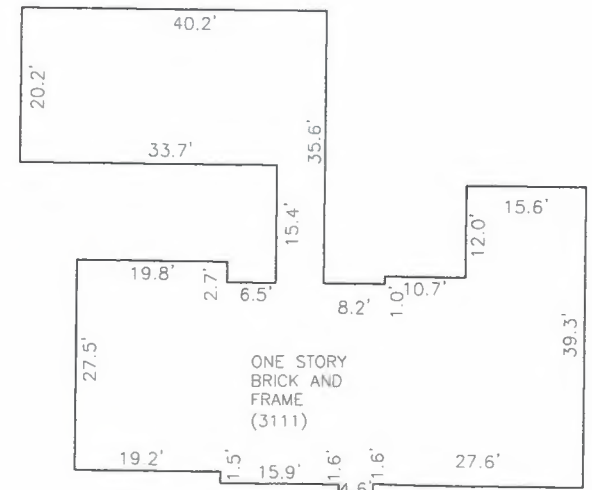
	CONCRETE OR ASPHALT
	GRASS
	4' PUBLIC SIDEWALK
	UTILITY
	PROPERTY LINE
	SETBACK LINE
	WOOD FENCE
	IRON FENCE
	TREE

SQUARE FOOTAGE PER UNIT	
EXISTING BUILDING	2,930 SQ FT
EXISTING BUILDING	
EXISTING STORAGE	
LOT SIZE	110,559 SQ FT
TOTAL COVERED AREA	3,011 SQ FT
% COVERAGE	03 %

LEGAL DESCRIPTION:
CHAPEL IN THE WOODS
BLOCK 6A-R



VICINITY PLAN
FOR REFERENCE ONLINE



HOUSE DETAIL NOT TO SCALE

W LEDBETTER DRIVE

CITY STAMP

ENGINEER STAMP

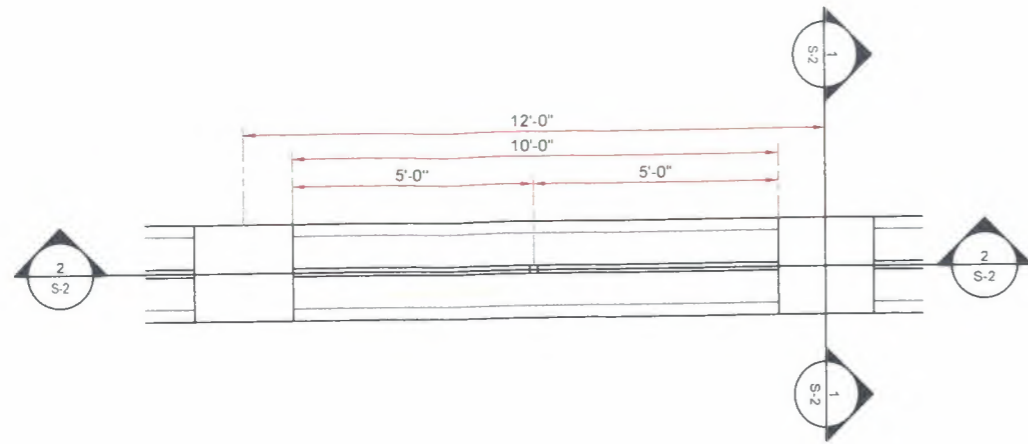
SCALE: 1"=60'
DATE: 02/11/2025
REV: --
SQ.FT:
SHEET No: 1 of 2

PLAN: SITE PLAN
SHEET: C-1
SCOPE: PROPOSED FENCE
DRAWN: EACB

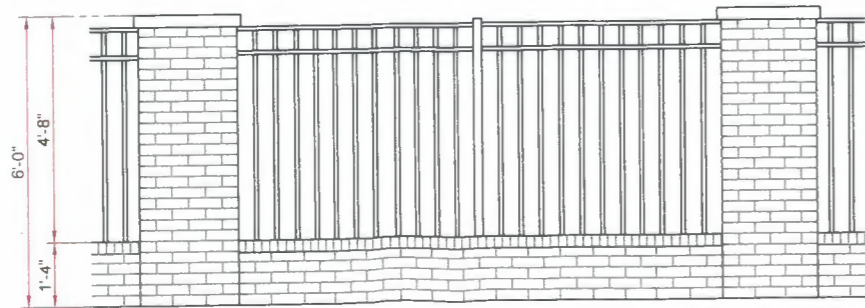
ADDRESS:
**3111 W LEDBETTER
DRIVE LOT 6A-R**
CHAPEL IN THE WOODS
LOT 6A-R BLOCK A/6041



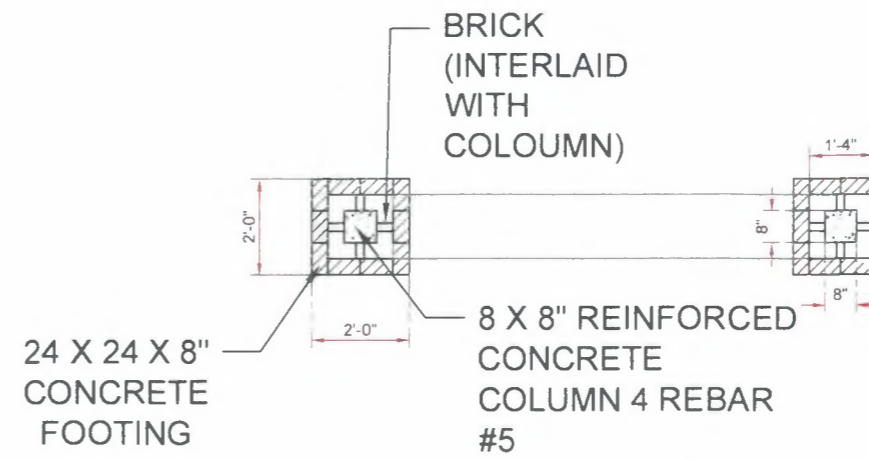
EDAZAS OSA



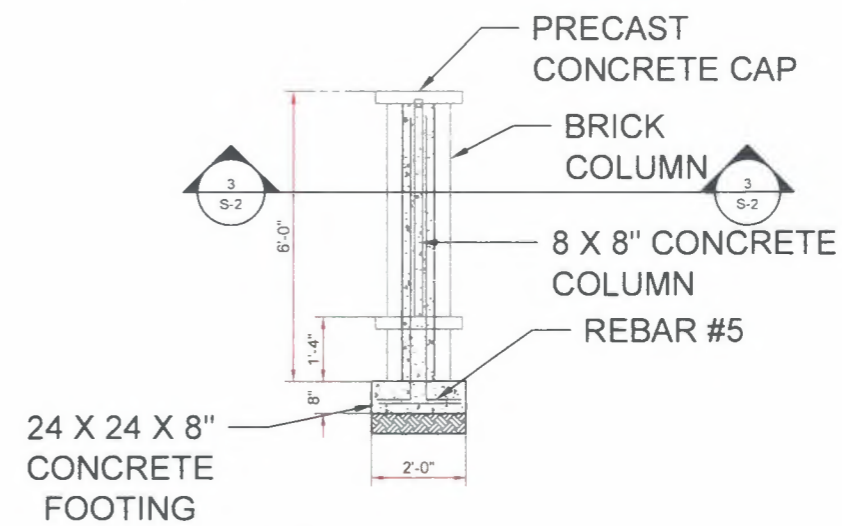
1-1 TOP VIEW SECTION
SCALE: 1/4" = 1'



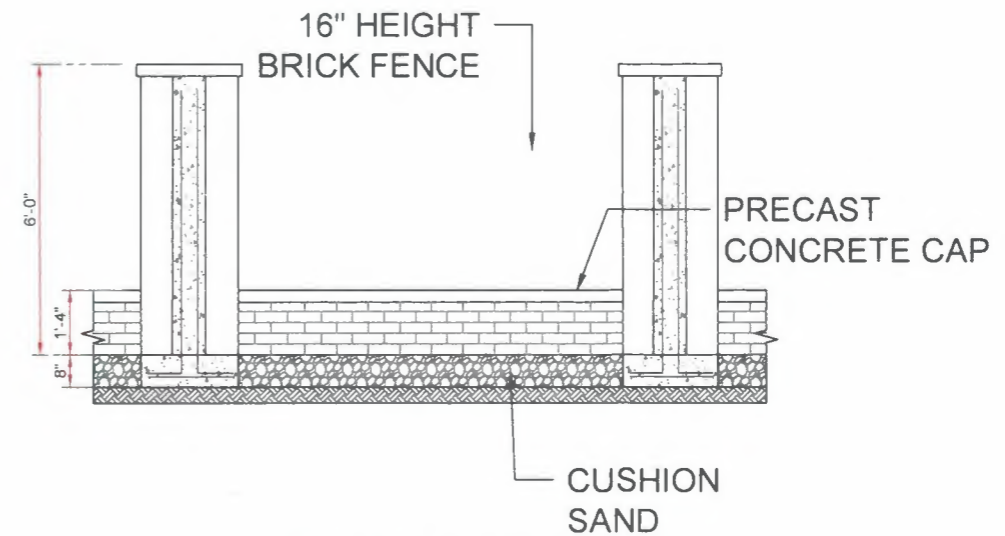
1-1 PROPOSED FENCE
SCALE: 1/4" = 1'



3 TOP VIEW SECTION
NTS



1 FENCE SECTION
NTS



2 FENCE SECTION
NTS

CITY STAMP

ENGINEER STAMP

SCALE: 1/4"=1'-0"
DATE: 02/11/2025
REV: -
SQ.FT.: -
SHEET NO: 2 of 2

PLAN: BRICK AND METAL FENCE
SHEET: C-2
SCOPE: PROPOSED FENCE
DRAWN: EACB

ADDRESS: 3111 W LEDBETTER DRIVE LOT 6A-R
CHAPEL IN THE WOODS LOT 6A-R BLOCK A/6041



cambelt
drafting studio + design

BDA2AS-054